

Residential Code Changes



June 26, 2006

Residential Infill

- **What is Happening with Residential Infill?**
- **What has the City done?**
- **What does the new Code address?**
- **What is next?**

What's Happening with Residential Infill?

Code Changes are Proposed

Ordinance T06-11 (Residential Infill Part 1) was given **First Reading by City Council on 6/26/06** (**Final Action by 8/14/06**) **This Ordinance-Part 1-** addresses Height, House Orientation, Pipestem Lots and Substandard Lots

Ordinance T06-12 (Residential Infill Part 2) was also given **First Reading by City Council on 6/26/06**. **Part 2 addresses** Impervious Cover and Lot Cover

NOTE: For Part 2, comments are welcome, but no formal consideration or public hearings will be held until Fall

What's Happening with Residential Infill?

Trends

National

Today's Home= 3x
bigger

Today's
Home=Large
kitchen, 3 plus
Bed/Bath, large
family room, home
office, double
garages

City

City homes 1940's era
= small, 1 ½ stories, 2
BR/1BA

1990's = 5 new homes a
year

Today = 20 a year
More and more are
“maxing out”

What is Happening with Residential Infill? Neighborhoods Are Changing



Yesterday's ideal
home

Today's ideal home



What is Happening with Residential Infill?

- New houses are being built 2x as tall and 3x square footage
- Changing neighborhood character
- Existing homes have **loss of privacy, sunlight, trees, and environmental impacts**
- New larger homes will still be allowed, but Code changes address most incompatible impacts

What has the City has done about Residential Infill?

- **Adopted Comprehensive Plan**
 - **Extensive goals and strategies for Resid. Infill**
- **Adopted Design Guidelines**
 - **Design and compatibility standards**
- **Strong policy basis** for addressing residential infill

What has the City has done about Residential Infill?

- **Intensive Study and Discussion**
 - Worksessions - 15 in all with CC and PC
 - Dozens of alternatives discussed.
 - Board and Commission Comments
 - Studied national, state, local trends and Codes
 - ZORS committee-PC Subcommittee
- **Public Meetings**
 - June 2004 Informational Meeting
 - Also on-line survey available for 4 months
 - March 2006 – Residential Code Workshop
 - Walked participants through current process

What has the City already done about Residential Infill?

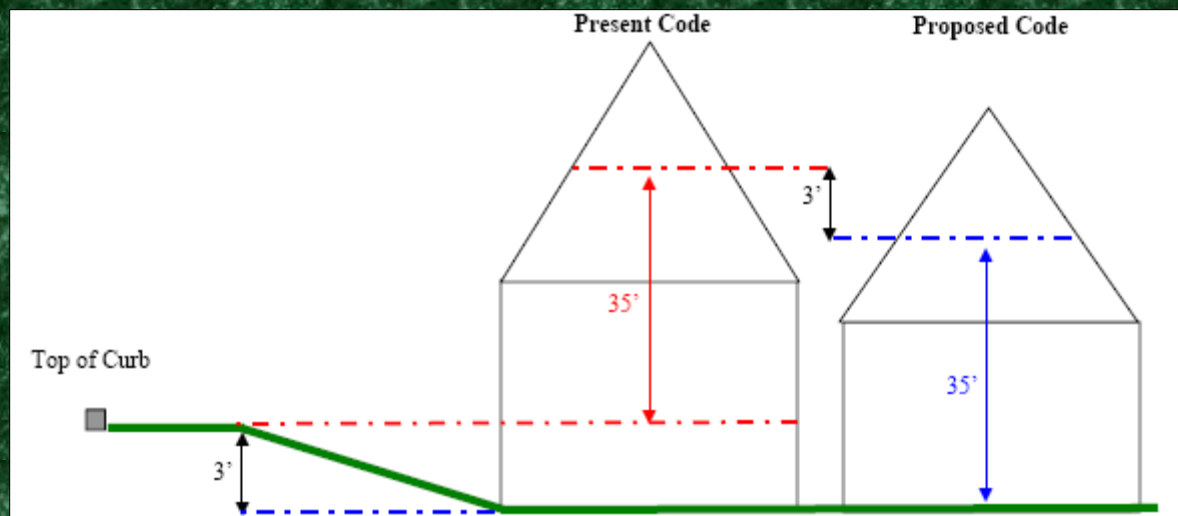
- **Code changes**
 - **Chesapeake Bay**
 - Limited impervious cover (**35%**) required for the first time in City
 - **Tree Ordinance-**
 - Strengthened tree preservation
 - Minimum **tree canopy (20%)** required for first time in the City

What Does the new Code address?

- **Part 1 – Residential Infill - T06-11 addresses:**
- **Height**
- **House Orientation**
- **Pipestem Lots**
- **Substandard Lots**

Height

- Disallow disproportionate height for new single-family homes by changing how height is measured.



Present: Measured from top of curb



Proposed: Measured from average grade



House Orientation

- Clarify that houses side, front and rear setbacks match the side, front and rear orientation of homes.



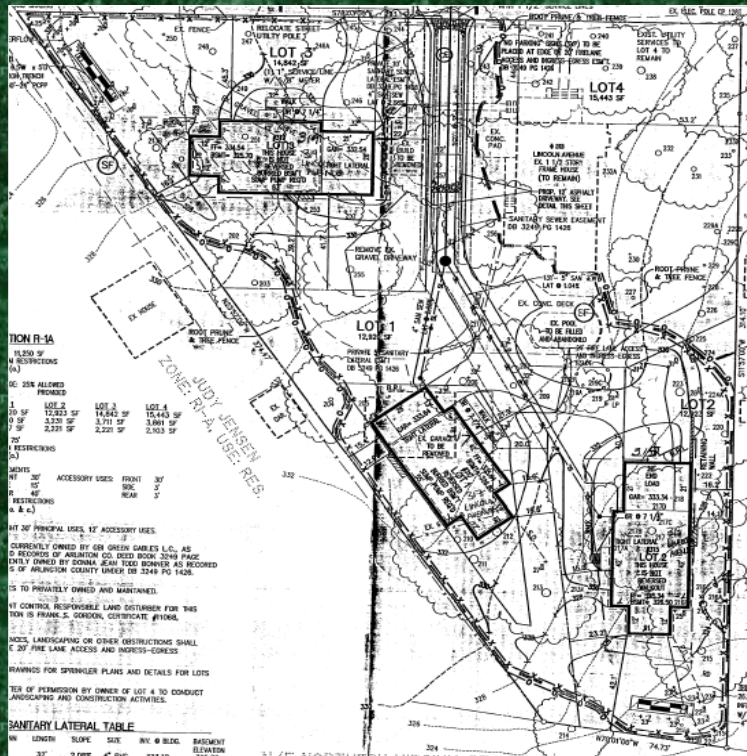
Not OK



OK

Pipestems

- Add regulations that limit the number of new pipestem lots to 2 from an existing lot.



Not OK

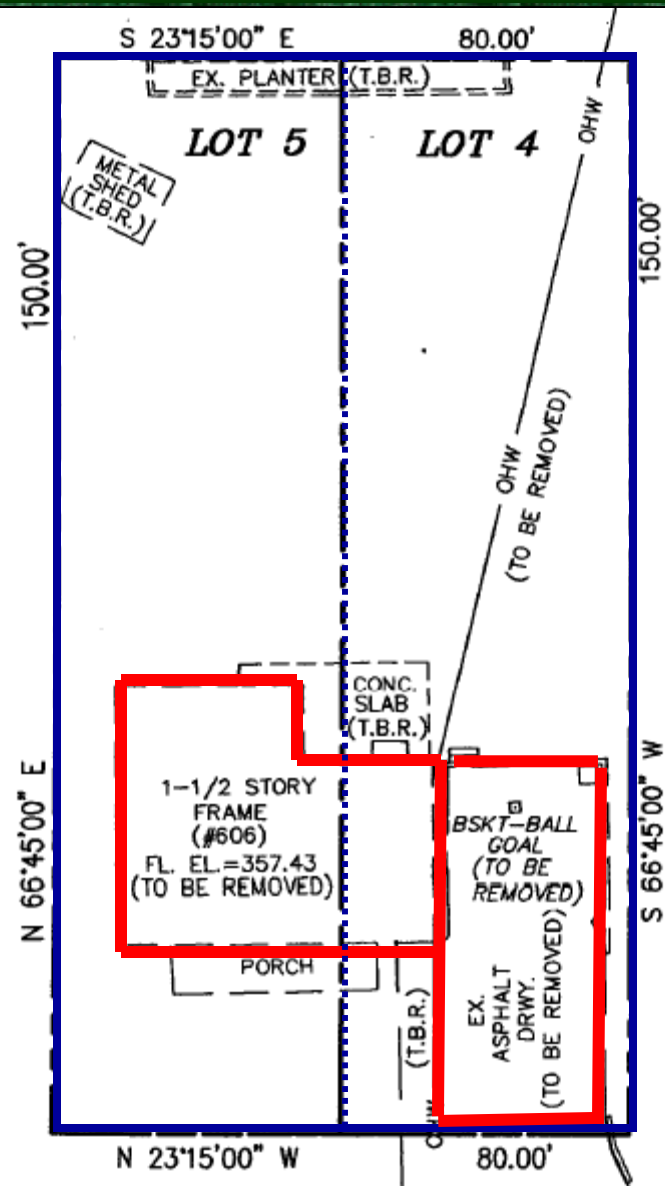


OK

Substandard Lots



Insure that contiguous substandard lots under common ownership are required to be combined to conforming lots

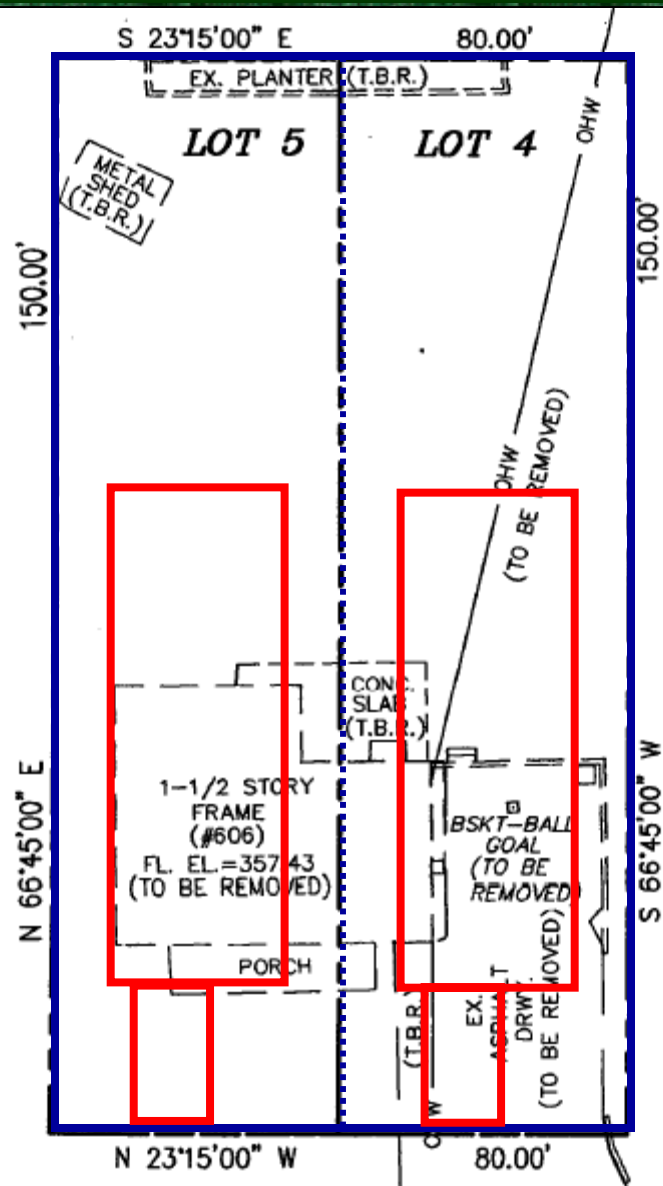


Previous Residence



Substandard Lots: Example

Single house originally built spanning 2 lots...



Previous Residence



- Sold to different owners prior to application to the City.
- So they could not be "reasonably combined"
- **NOT OK under Code Changes**

What's next?

- **June- October -Public Input Process**
- **July-August- Board and Commission Comments**
- **July 17, 2006 Planning Commission Recommendation- Residential Infill Part 1 - Height, Orientation, Pipestems and Substandard Lots**
- **August 14, 2006 –Council Second Reading – Residential Infill Part 1-Height, Orientation, Pipestems and Substandard Lots**
- **September 2006 - Public Process begins for T06-12 (Part 2-Impervious and Lot coverage)**

For More Information

- **Contact the Planning Office 703/248-5040 or email planning@fallschurchva.gov**
- **Review the Code Changes at the Planning Office (City Hall) 300 Park Avenue, Level G4, Falls Church VA**
- **Review the Code Changes at the reference section Mary Riley Styles Public Library, 120 N. Virginia Avenue, Falls Church VA**

To Provide Comments

- Attend the Planning Commission Public Hearing, July 17, 2006, City Council Chambers, 300 Park Avenue (Part 1 **Height, Orientation, Substandard, Pipestems**)
- **Attend the City Council Public Hearing, August 14, 2006, City Council Chambers, 300 Park Avenue (Part 1)**
- Write the Planning Commission via Planning Division, 300 Park Avenue, Level G4, Falls Church VA 22046
- **Write the City Council via the City Clerk, 300 Park Avenue, Falls Church VA 22046**
- Attend the September and October Public Hearings for Part 2 (**Lot cover and impervious cover**)